

MITIGATED NEGATIVE DECLARATION

February 21, 2008

Project Name: Conner Residence Wireless Telecommunications Facility

Project Number(s): ZAP 03-056, Log No. 03-02-037

**This Document is Considered Draft Until it is Adopted by the Appropriate
County of San Diego Decision-Making Body.**

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study Form
 - b. Environmental Analysis Form and attached extended studies for Biology, Noise, and Stormwater Management Plan
1. California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.
 2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

A. TRANSPORTATION

1. The payment of the Transportation Impact Fee, which will be required at issuance of building permits, in combination with other components of this program, will mitigate potential cumulative traffic impacts to less than significant.

B. BIOLOGY

Mitigation measures will be introduced to reduce the impact to biological resources to less than significant. These are:

1. A temporary fence will be constructed along the perimeter of the fuel modification zone to prevent grading and clearing outside of this area. Construction crews shall be made aware that they are not to clear vegetation beyond this boundary.
2. Construction equipment shall be kept on the existing access roads or existing cleared areas.
3. Soils from construction grading shall be stockpiled within existing disturbed areas to minimize erosion into the surrounding native habitat.
4. On-site vehicle speed shall be limited to minimize impacts from fugitive dust created during clearing and grading activities.
5. Spoils, trash, or any debris shall be removed off-site to an approved disposal facility.
6. The project is located within the working draft planning Subarea of the North County MSCP; the County of San Diego has an interim "take" allowance for sage scrub habitat pursuant to Section 4(d) of the Endangered Species Act. Impacts to Coastal Sage-Chaparral Scrub shall require a Habitat Loss Permit approved by the County.
7. Impacts to Coastal Sage-Chaparral Scrub shall be mitigated through the off-site purchase of 0.06 acres (2:1 replacement ratio) of mitigation property, consisting of in-kind (or higher value) coastal sage scrub habitat, located within, or anticipate to be included within, habitat preserves under regional planning programs. The mitigation property shall be purchased in fee title or with an open space easement over the mitigation site, and shall be located

3. Critical Project Design Elements and Requirements That Must Become
Conditions of Approval:

The following project design elements and requirements were either proposed in the project application or the result of compliance with specific laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

None

ADOPTION STATEMENT: This Mitigated Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

on _____

ALYSSA MAXSON, Planning Manager
Regulatory Planning Division

AM:MT:jcr

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